

Local Market Update – January 2019

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



City of Albany

+ 31.6%

- 28.2%

+ 24.4%

Change in
New Listings

Change in
Closed Sales

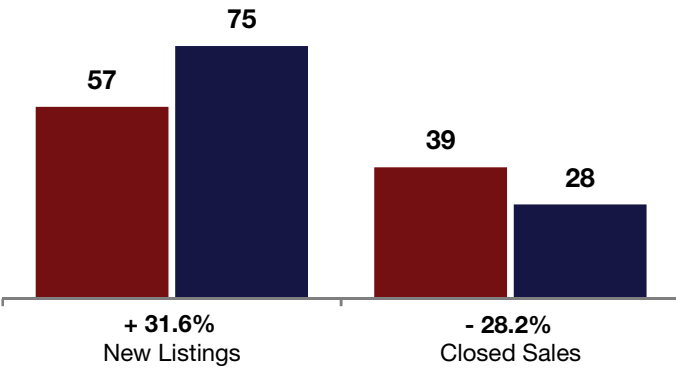
Change in
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	57	75	+ 31.6%	57	75	+ 31.6%
Closed Sales	39	28	- 28.2%	39	28	- 28.2%
Median Sales Price*	\$158,000	\$196,500	+ 24.4%	\$158,000	\$196,500	+ 24.4%
Percent of Original List Price Received*	94.8%	91.9%	- 3.1%	94.8%	91.9%	- 3.1%
Days on Market Until Sale	70	69	- 0.3%	70	69	- 0.3%
Inventory of Homes for Sale	146	134	- 8.2%	--	--	--
Months Supply of Inventory	2.7	2.4	- 10.6%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

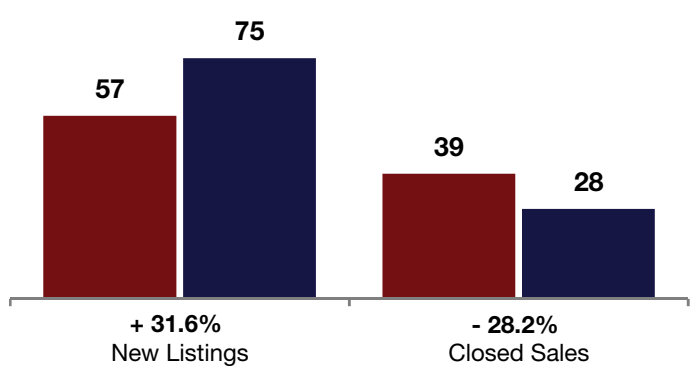
January

■ 2018 ■ 2019

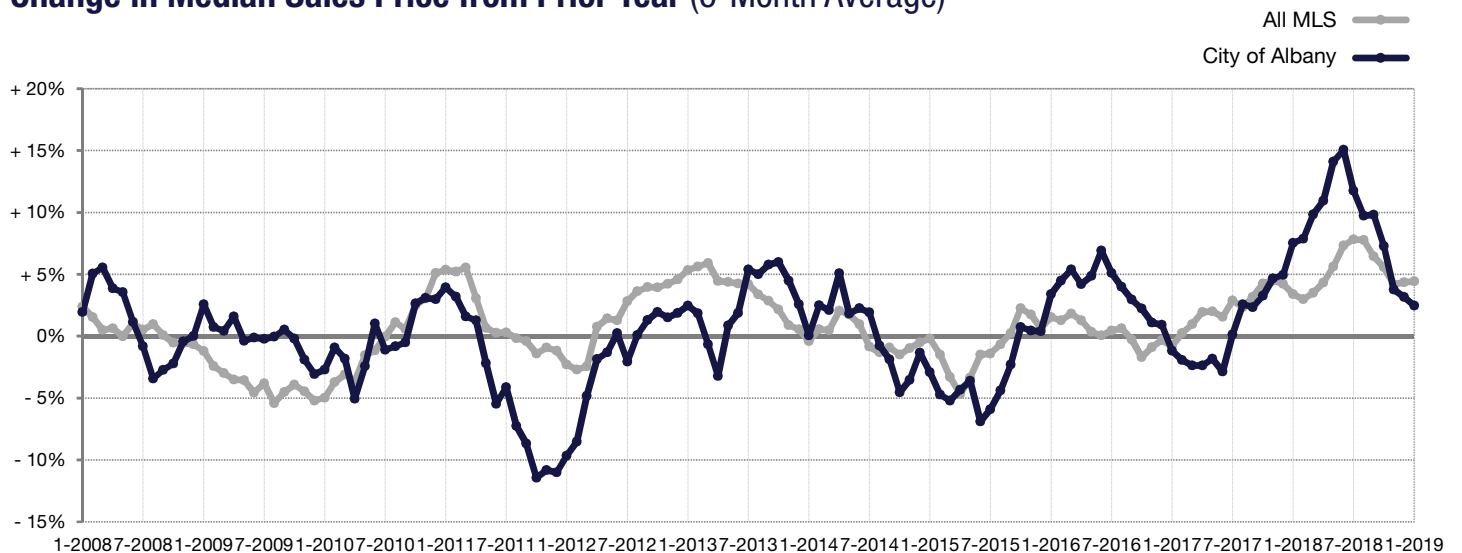


Year to Date

■ 2018 ■ 2019



Change in Median Sales Price from Prior Year (6-Month Average)**



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-20181-2019

** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of February 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.